

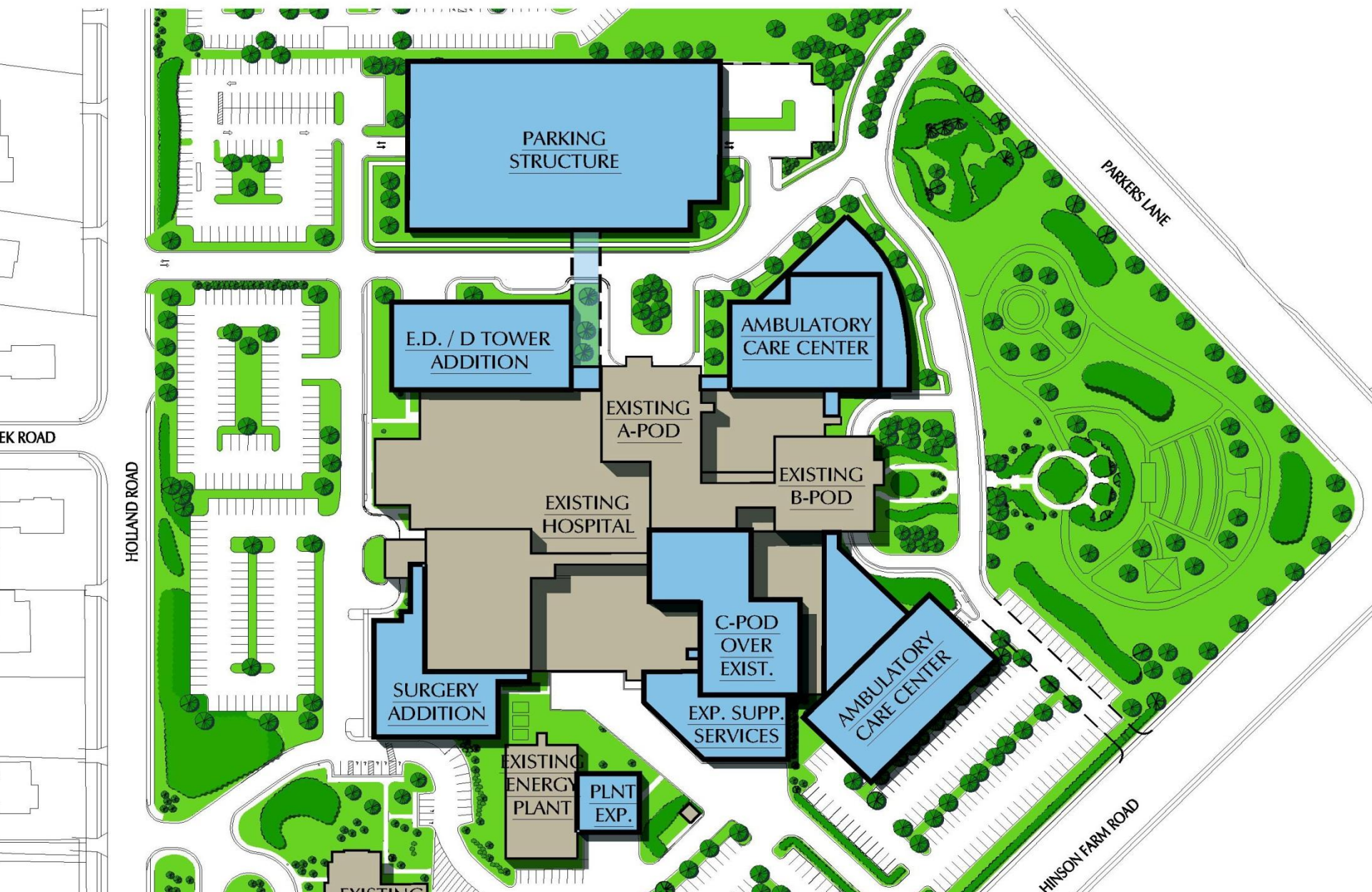
A large, two-story stone building with a steep gabled roof, identified as George Washington's Grist Mill. The building is constructed from light-colored stone blocks and has several windows with dark frames. In the foreground, there are several trees with bright pink blossoms. A wooden fence runs along the base of the building. The scene is set on a grassy hill under a clear blue sky.

Mount Vernon District Tour 2015 Accomplishments

February 27, 2016

George Washington's Grist Mill

Mount Vernon Hospital Expansion Plan



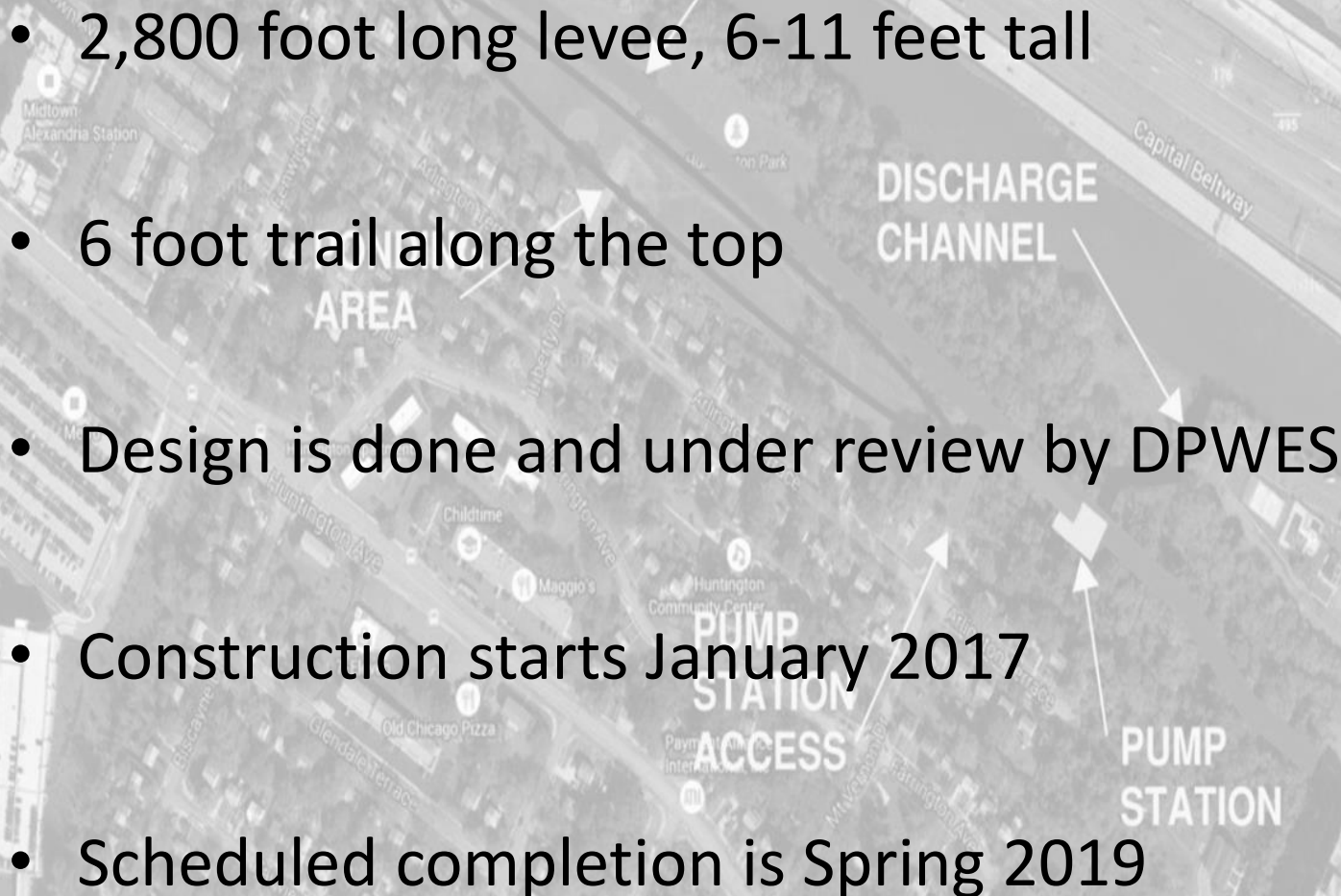
Veatch Family Emergency Department

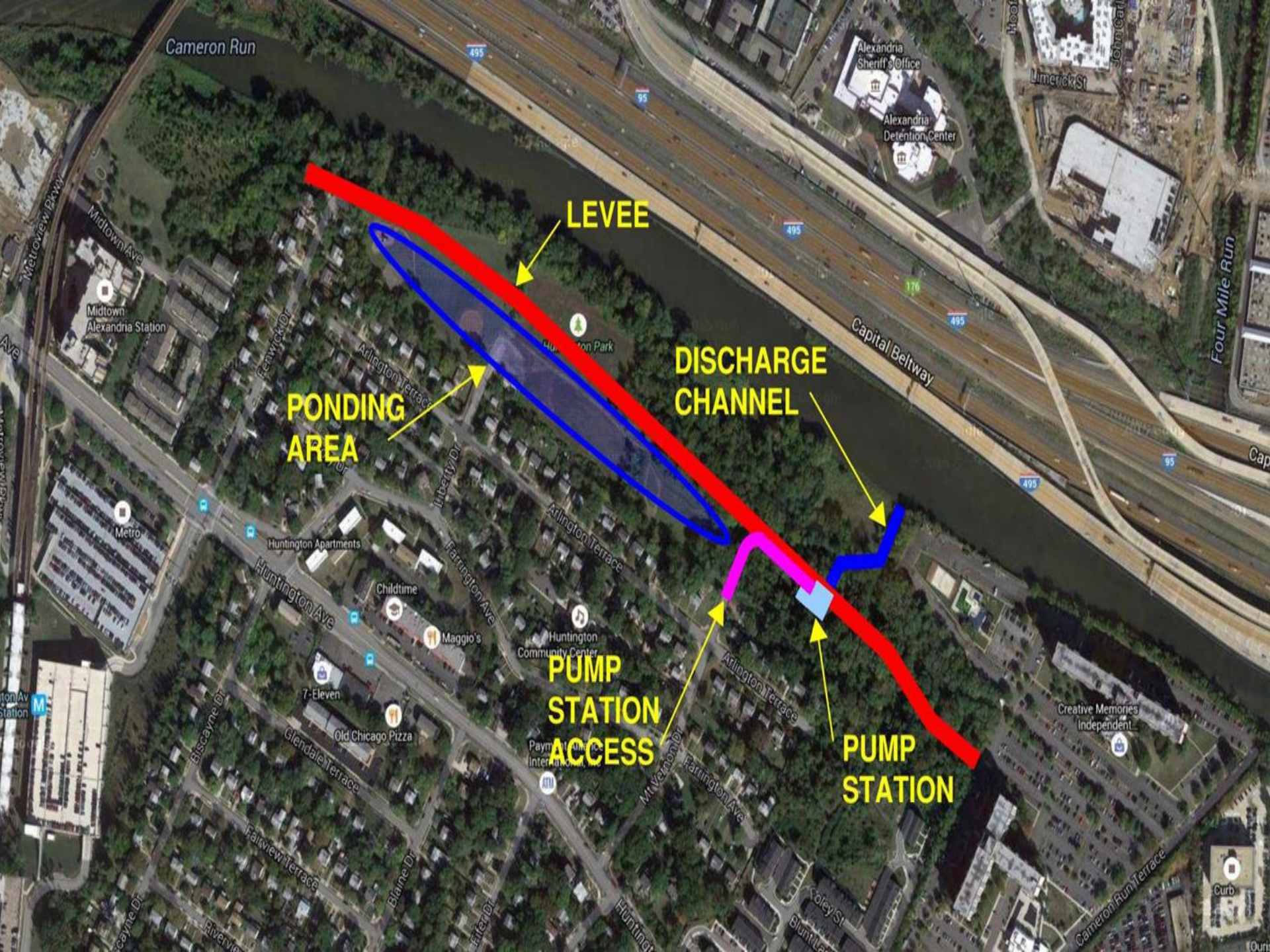
- 
- An architectural rendering of a modern emergency department building. The building features a multi-story structure with a prominent entrance canopy. A red "EMERGENCY" sign is visible above the entrance. The building has large glass windows and a mix of light and dark exterior panels. In the foreground, there is a paved parking area with a few cars, including a dark sedan. A green lawn is visible on the left side. The sky is blue with some clouds.
- \$22.8 million, 22,500 square-foot emergency department
 - 35 new all-private treatment rooms
 - New “fast track” rooms to treat less serious injuries
 - Improved ambulance access
 - New cardiac emergency rooms
 - Specialized pediatric treatment area
 - Slated to open Winter 2016-17

Bike Lanes

- Restriped Sherwood Hall Lane
- Added bike lanes to Quander Road, Fordson Road, Collingwood Road, Telegraph Road, and Beacon Hill/Belle View
- Adding bike lanes on Hinson Farm this year
- Looking at roadways to include on road bike lanes

Huntington Levee

- 
- 2,800 foot long levee, 6-11 feet tall
 - 6 foot trail along the top
 - Design is done and under review by DPWES
 - Construction starts January 2017
 - Scheduled completion is Spring 2019



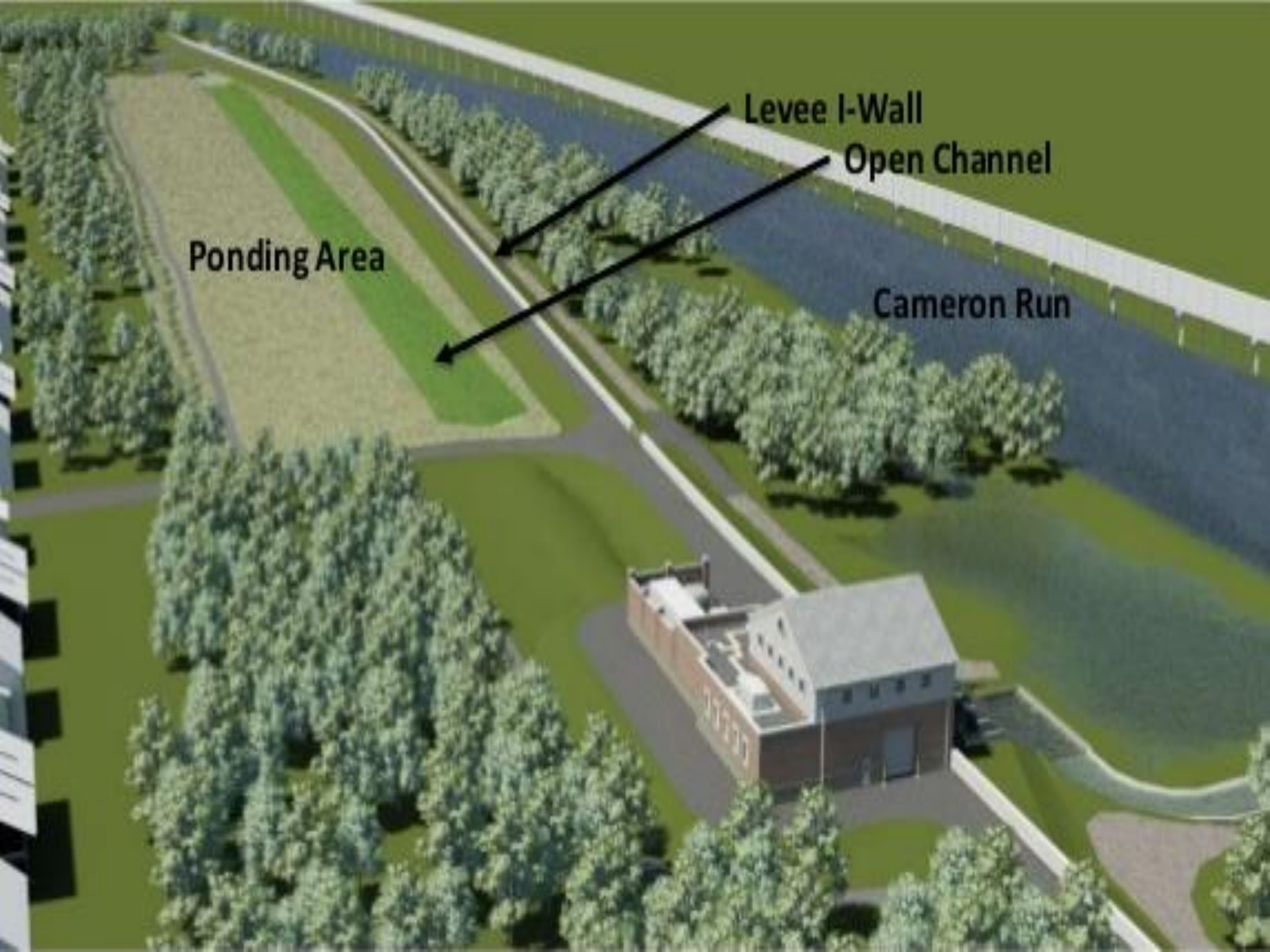
LEVEE

**DISCHARGE
CHANNEL**

**PONDING
AREA**

**PUMP
STATION
ACCESS**

**PUMP
STATION**



Levee I-Wall

Open Channel

Ponding Area

Cameron Run

The Parker at Huntington



The Parker at Huntington

- 390 unit, 4-6 story apartments
- 15 story 260,000 sq. ft. office/retail
- 200 room hotel
- Currently leasing



Huntington Club Condos

- Huntington Club is finalizing contract negotiations with a developers
- Comprehensive Plan approved Feb. 2013 for densities up to 3.0 FAR
- 1,200 – 1,800 housing units; 600,000 to 1 million sq. ft. of office; 127,00 sq. ft. of retail

Huntington Area Transportation Study

- Ultimate planned density would congest Huntington Avenue and its intersections with Telegraph and Richmond Highway
- Comp. Plan calls for separated grade interchange at Huntington Avenue/Fort Hunt Road/Richmond Highway
- Community concerns about interchange impacting revitalization goals
- Exploring options to improve traffic operation while achieving Comp. Plan densities with at grade interchange

Brookside Motel Site

Brookside Motel

U. S. Route 1 (South) Near City Limits
1500 Richmond Highway
ALEXANDRIA, VIRGINIA



- Proposal to build self-storage facility
- Supported by SFDC, MVCCA leadership urging consideration
- Not supported by Comprehensive Plan



South Alex

- Combined Properties will demolish Penn Daw Shopping Center this Spring
- 400 apartment units
- 41 townhouses
- 44,000 sq. ft. of retail space, and a Fresh Market grocery store





Fairfield Inn & Suites

- 108 rooms
- Under construction

FAIRFIELD
INN & SUITES SM



Car Title Lenders

- Board of Supervisors approved an ordinance prohibiting new ones in revitalization districts!

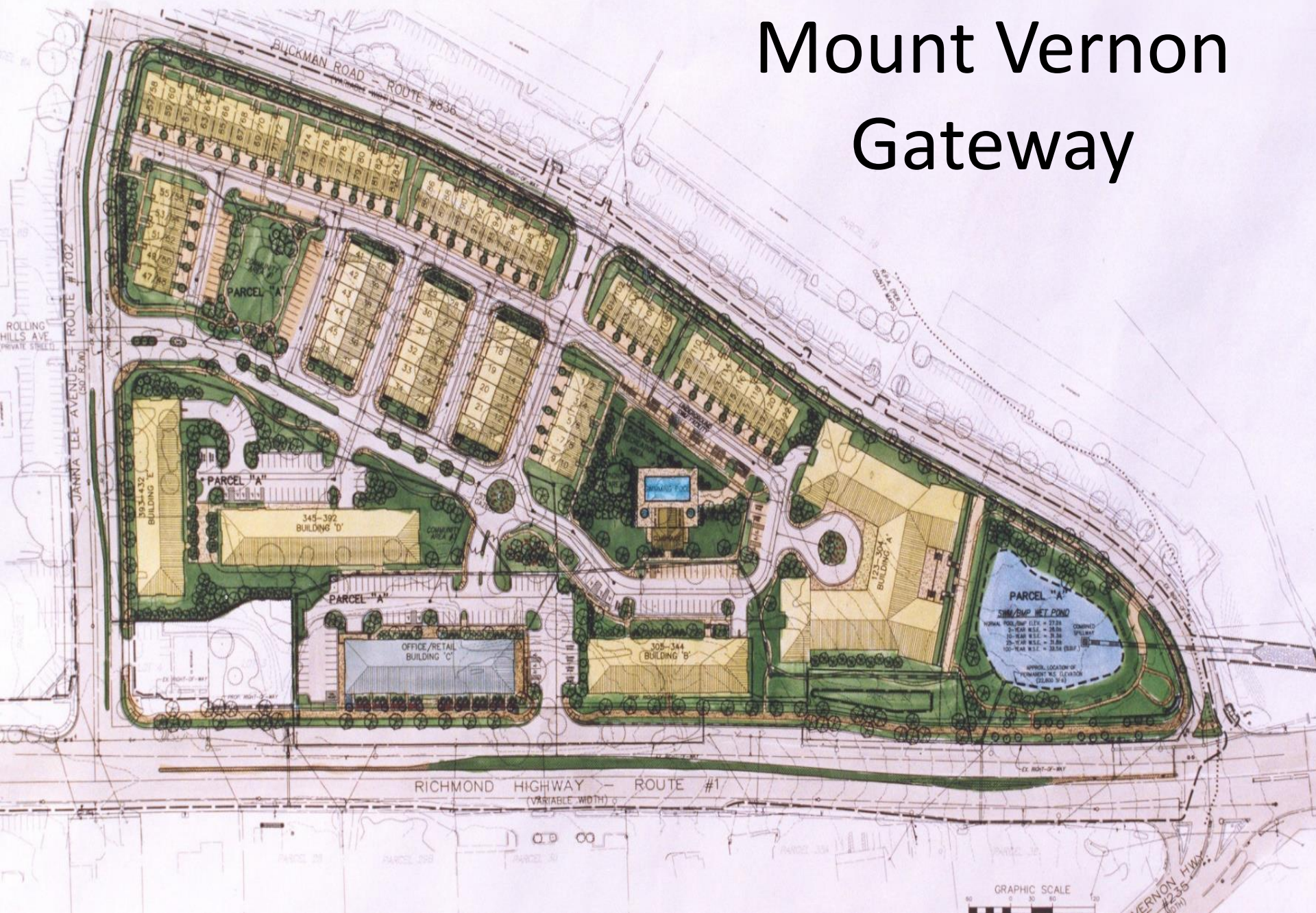


Town Place Suites

- 92 room hotel
- Corner of Woodlawn Court and Richmond Highway
- Complete this Spring

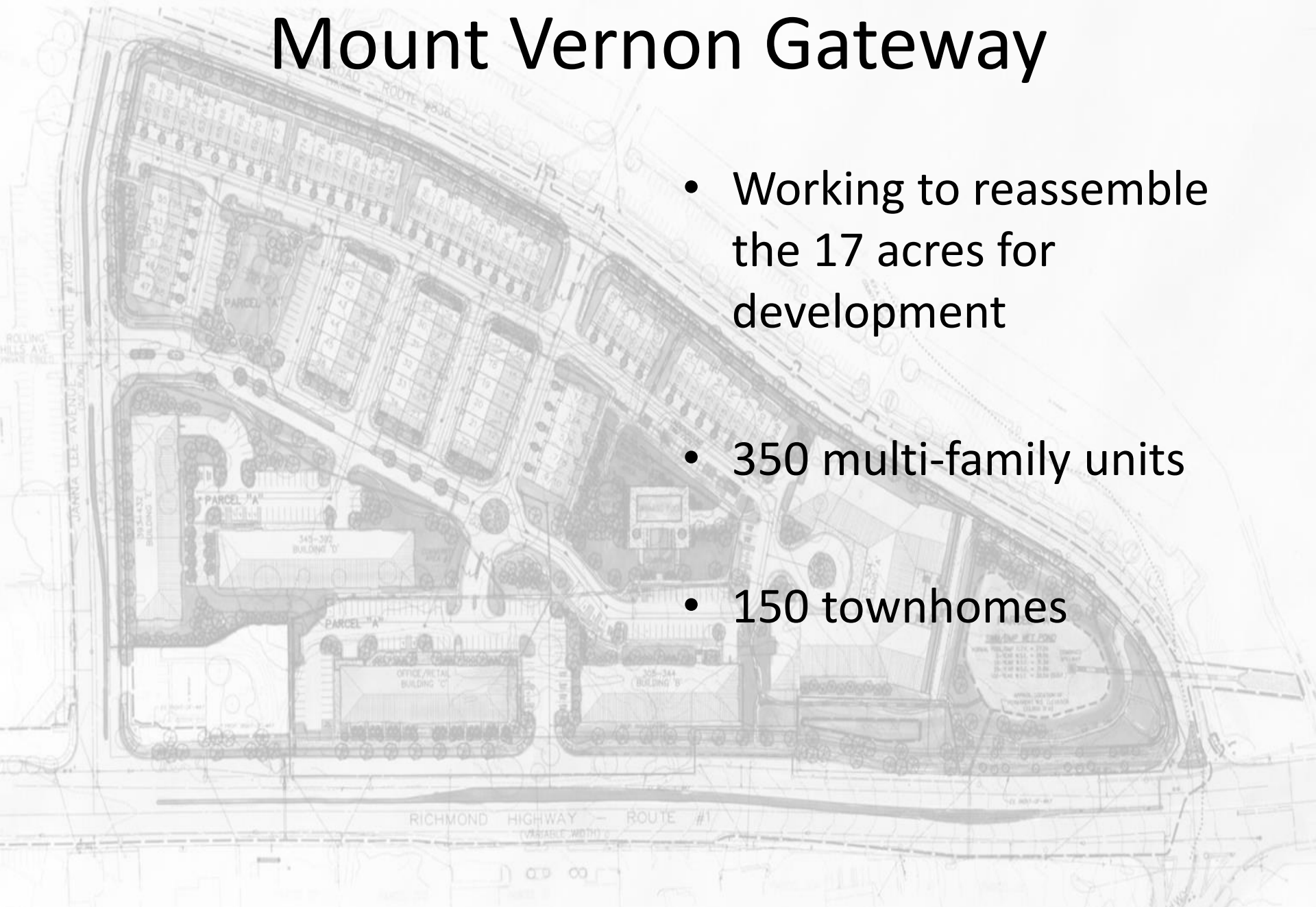


Mount Vernon Gateway



Mount Vernon Gateway

- Working to reassemble the 17 acres for development
- 350 multi-family units
- 150 townhomes



Quality Inn & Suites

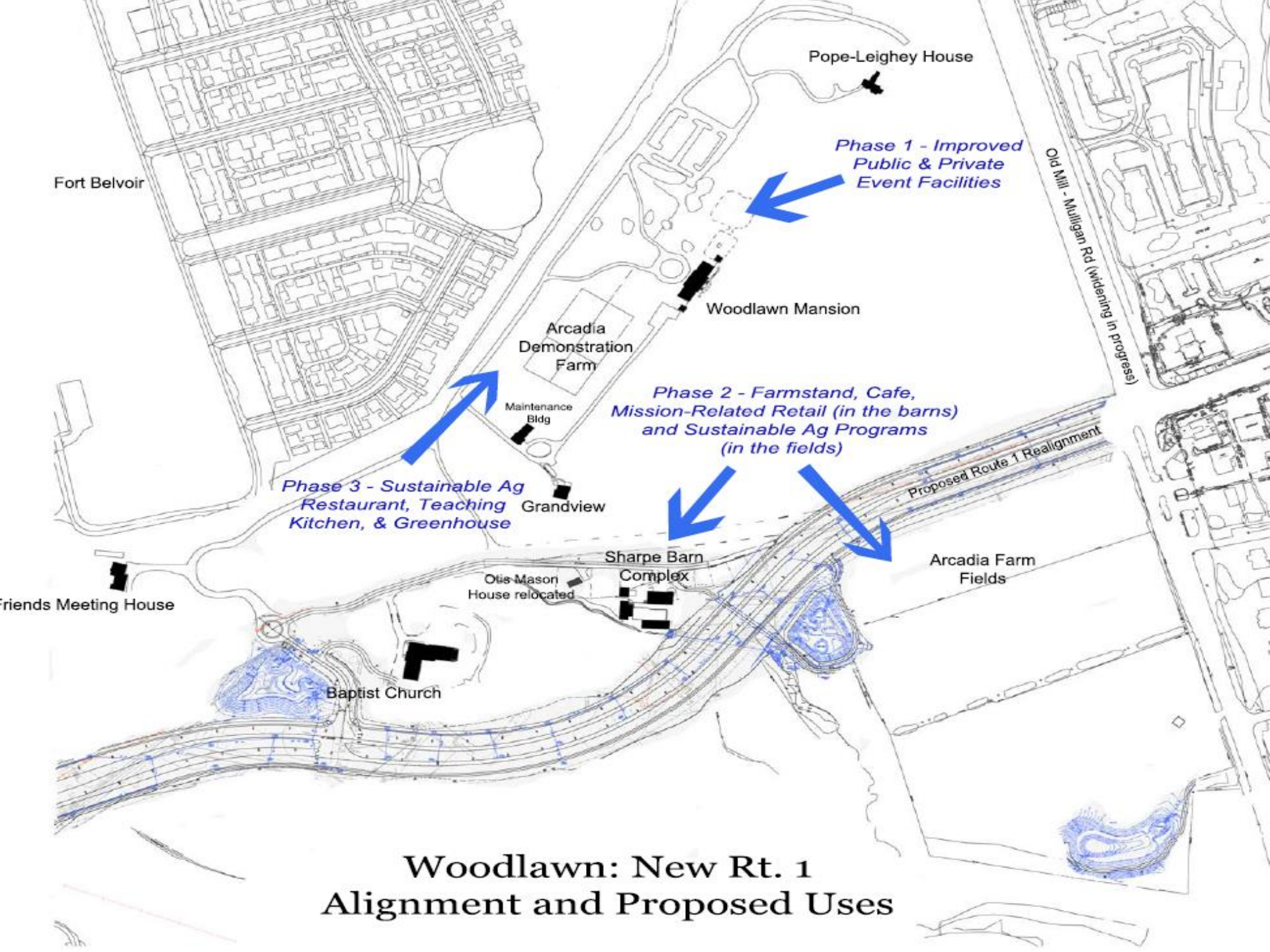
- Sienna Corp interested in building self-storage
- Not in harmony with Comprehensive Plan



Arcadia



- Plans to submit a Special Exception to develop a cultural center, farm and restaurant that support the historic use
- Established a Veteran Farmer Program
- Also host a mobile market, camps for kids, and many other community programs



Fort Belvoir

Pope-Leighey House

*Phase 1 - Improved
Public & Private
Event Facilities*

Woodlawn Mansion

Arcadia
Demonstration
Farm

Maintenance
Bldg

*Phase 2 - Farmstand, Cafe,
Mission-Related Retail (in the barns)
and Sustainable Ag Programs
(in the fields)*

*Phase 3 - Sustainable Ag
Restaurant, Teaching
Kitchen, & Greenhouse*

Grandview

Friends Meeting House

Baptist Church

Otis Mason
House relocated

Sharpe Barn
Complex

Proposed Route 1 Realignment

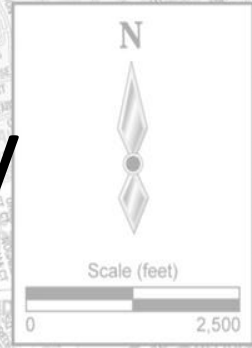
Arcadia Farm
Fields

Old Mill - Mulligan Rd (widening in progress)

Woodlawn: New Rt. 1 Alignment and Proposed Uses

Widening Richmond Highway

- \$180 million to widen Richmond Highway to 6 lanes from Telegraph Road to Route 235 at Woodlawn
- New bridges over Accotink Creek
- Scheduled for completion in 2016



The National Army Museum will be located on 40 acres at Fort Belvoir, Va., less than 20 miles south of our nation's capital in Washington, D.C. The main building will be approximately 185,000 square feet and display selections from 15,000 pieces from the Army Art Collection and 30,000 artifacts, documents, and images.

National Museum of the United States Army

- 185,000 sq. ft. museum on 41 acres
- Planned opening in 2019
- Will draw over 750,000 visitors a year
- Raising money so buy a brick or donate!

Village of Accotink



- 283 residential units and 24,000 SF retail in mixed use development

Lorton Road Widening

- Widening to 4 lanes from Silverbrook Road to Ox Road
- Scheduled completion date is December 2016
- On road bike lanes and 10' shared use path, bridges over Giles Run and the greenway trail

Adaptive Reuse Site



LEGEND

- RETAIL
- RETAIL PARKING
(267 OR 344 SPACES)
- OFFICE
- OFFICE PARKING
(120 OR 180 SPACES)
- ADAPTIVE REUSE RESIDENTIAL
- ADAPTIVE REUSE RES. PARKING
(318 SPACES)
- NEW RESIDENTIAL
- NEW RESIDENTIAL PARKING
(171 ON-STREET VISITOR SPACES)
- POWER HOUSE RETAIL
- POWER HOUSE RETAIL PARKING
(30 SPACES)
- COMMUNITY/CIVIC
- COMMUNITY/CIVIC PARKING
(16 SPACES)
- ALT. PARKING LOCATIONS
PENDING RETAIL/OFFICE S.F.

LAUREL HILL
PARKING USE PLAN



STUDIO39

LORTON, VIRGINIA
MARCH 2, 2012
N.T.S.



Video courtesy of Jay Spiegel

South County High School Turf Field

- Completed Summer 2015!




Photo courtesy of Jay Spiegel

Hayfield Secondary Turf Field



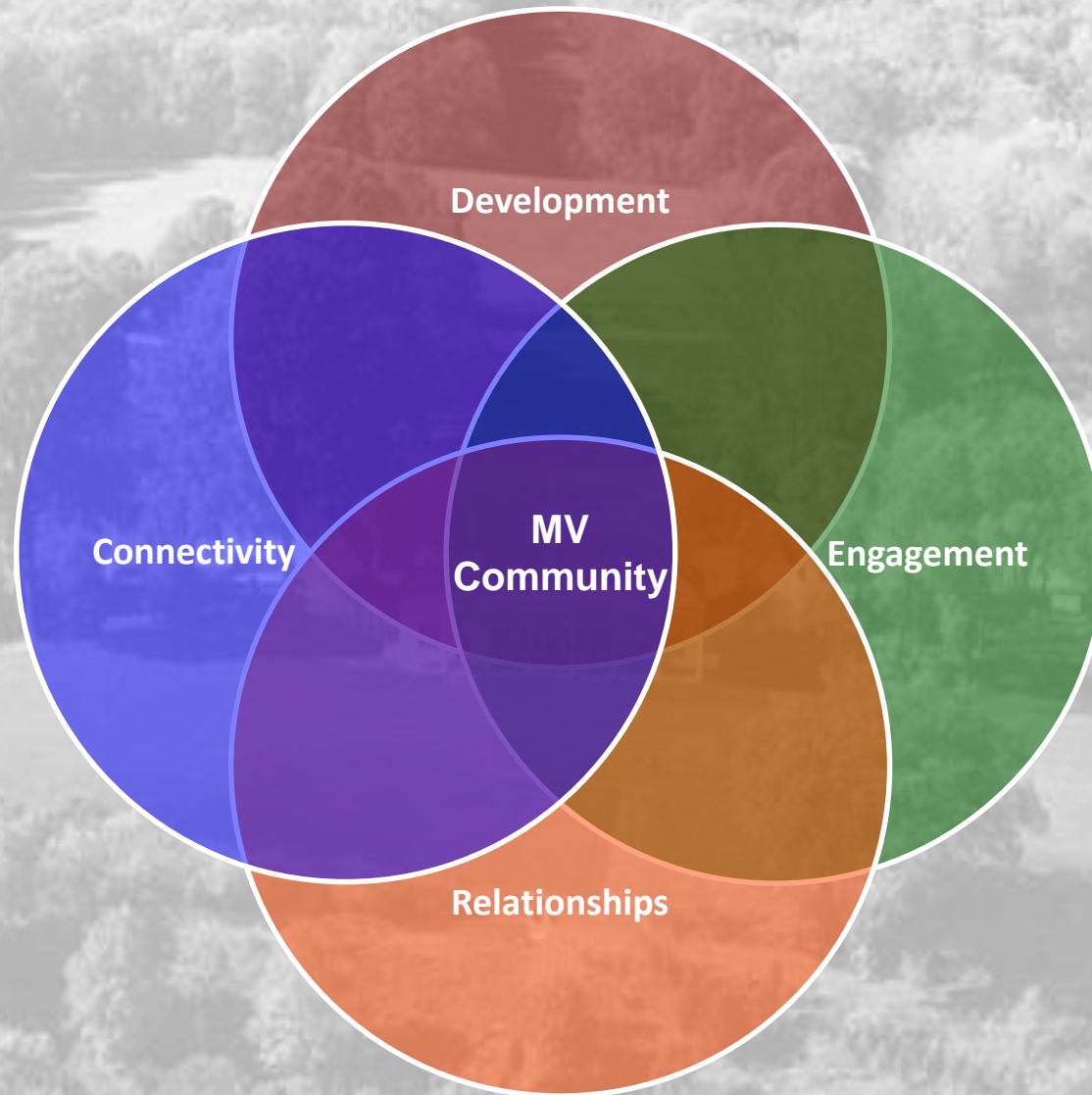
2016 Goals and Priorities



- 
- Strong heritage, new Supervisor, new opportunities

- Priorities
 - Responsiveness
 - Enhanced communications
 - Community building
 - Integration

Building Blocks for Better Communities



Accelerating into the Future

Healthcare

Business
Development

Fort Belvoir

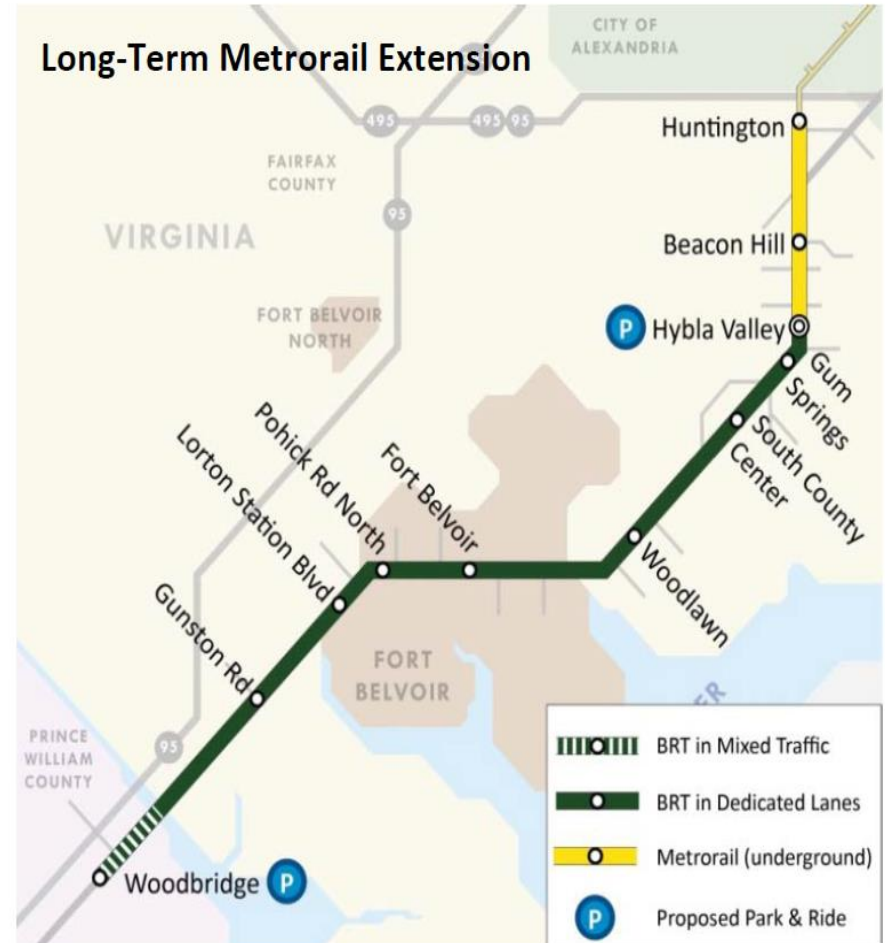
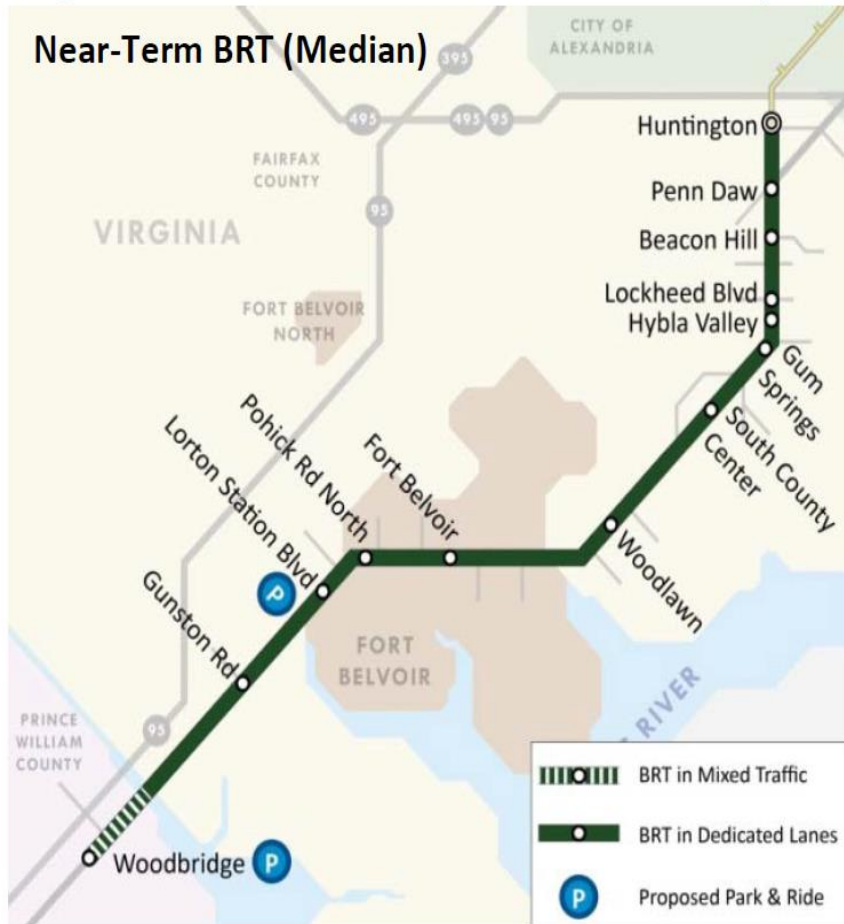
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Heritage/Tourism

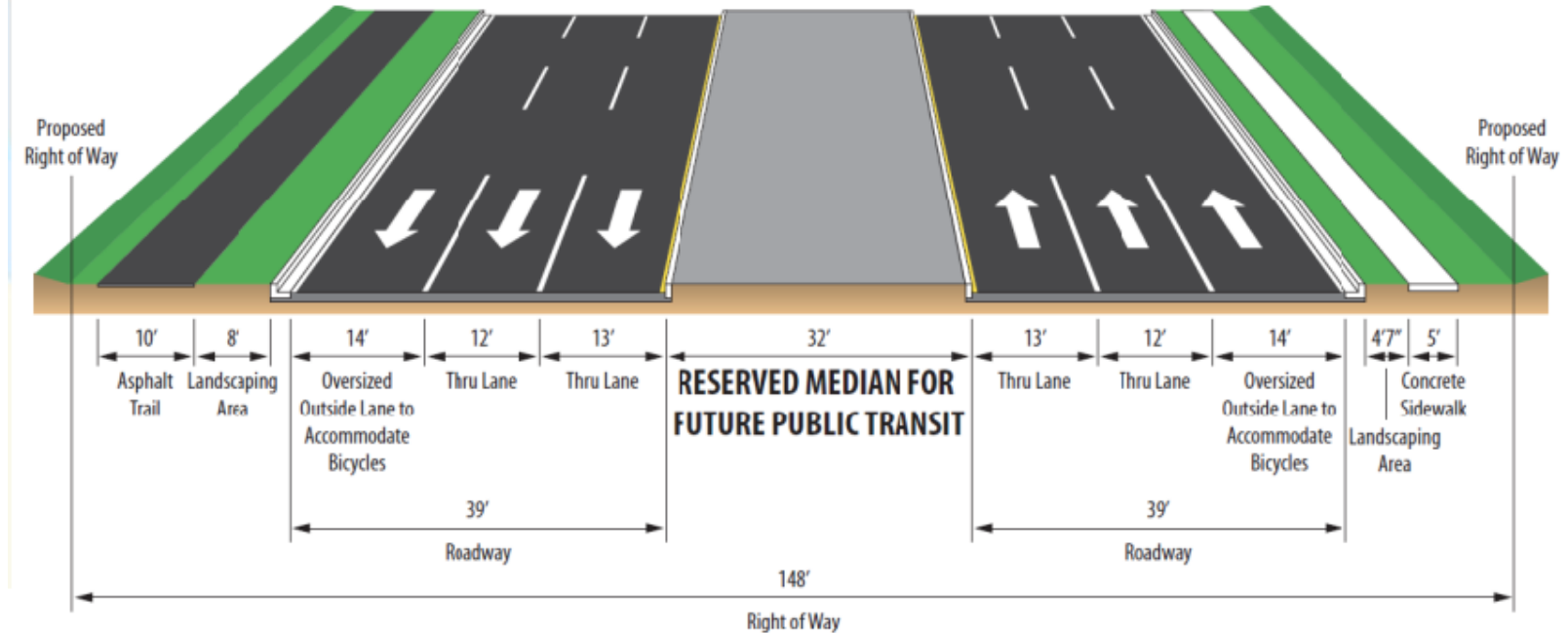
- Mount Vernon
- Gunston Hall
- Woodlawn
- Army Museum
- Workhouse Arts Center
- Natural Environment

Richmond Highway Multimodal Improvements

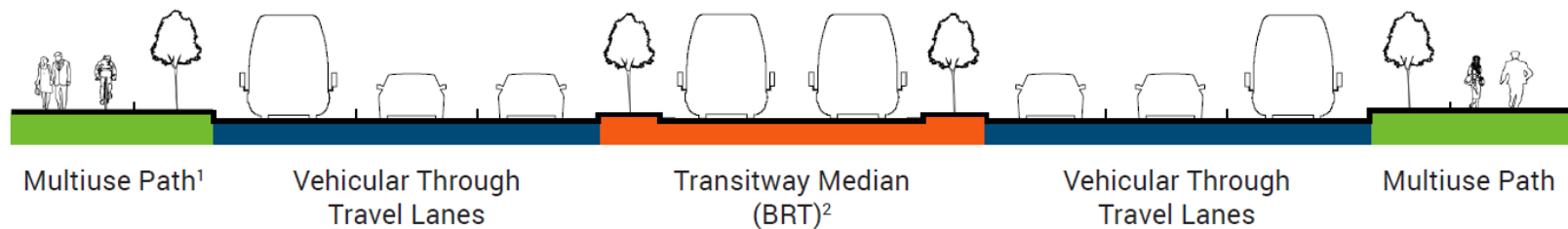
Figure 7-9: Alternative 4: Metrorail/BRT Hybrid



Proposed typical 6-lane section



Recommended Cross-Section



Mount Vernon Town Hall

February 27, 2016

Meghan Van Dam
Fairfax County Department of Planning and Zoning

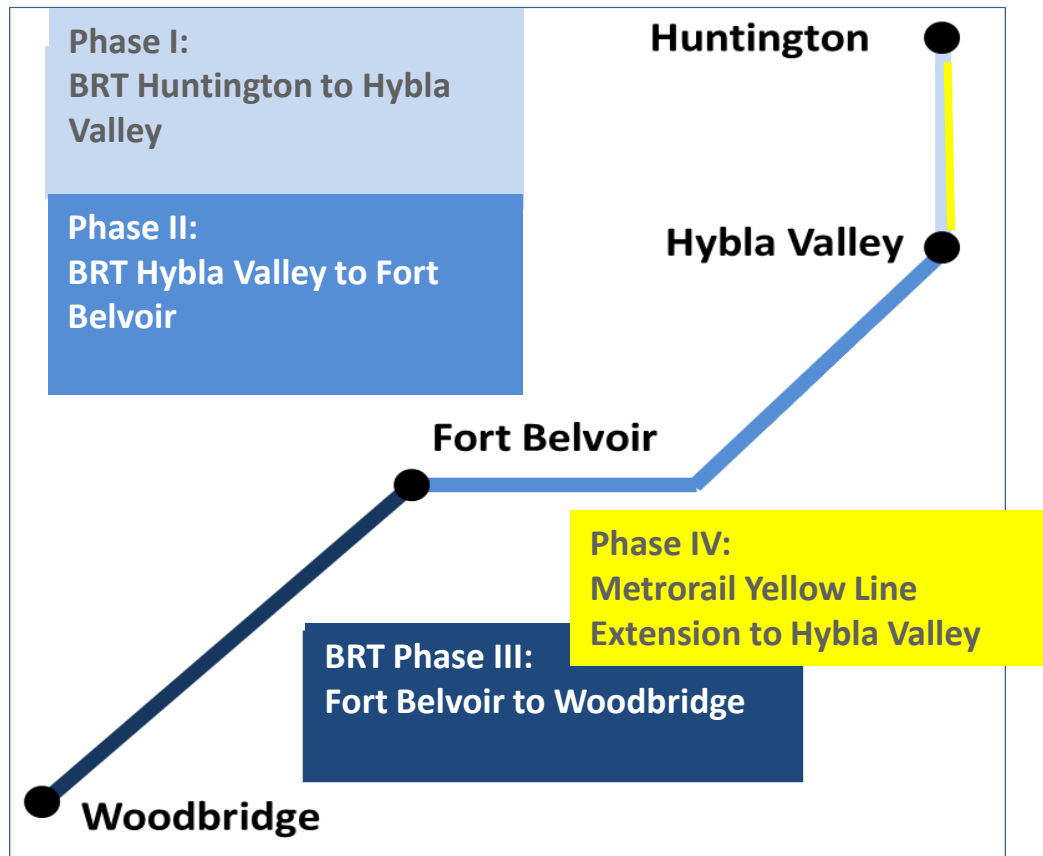


Route 1 Multimodal Alternatives Analysis

Executive Steering Committee Resolution:

“BRT/Metrorail Hybrid”

- Median running Bus Rapid Transit (BRT)
- Metrorail extension to Hybla Valley
- Roadway Widening
- Bicycle and Pedestrian Facilities



Illustrative Images of Bus Rapid Transit

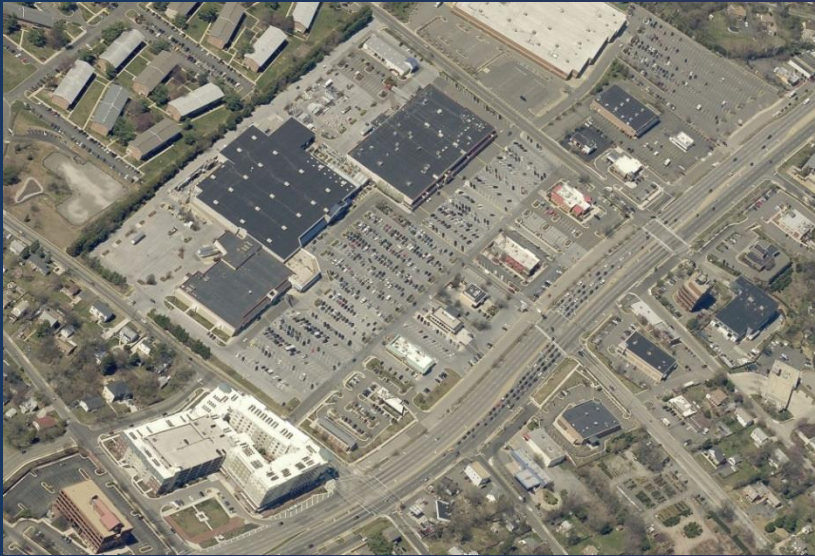
RTC Express
Las Vegas, NV



Metroway
Alexandria, VA



Illustrative Change in Land Use Beacon Hill Example



Today (2015)



BRT Future Scenario

Board of Supervisors Action - May 12, 2015



- 1. Endorsed the Route 1 AA ESC Resolution**
 - Incl. multimodal improvements of “BRT/Metrorail Hybrid.”
- 2. Authorized a Comprehensive Plan amendment**
 - Assess and refine the Route 1 AA recommendations, Huntington to Accotink Village, Fort Belvoir.
- 3. Authorized environmental and design work**
 - BRT and the associated road widening of Route 1, Huntington Metrorail Station to Accotink Village.

Embark General Timeline and Key Components

Spring 2015 – Spring 2016

- Develop policy guidance for BRT and Metrorail
- Evaluate and refine BRT station locations
- Evaluate land uses within ½ mile radius around stations

Summer 2016 – Summer 2017

- Assess infrastructure requirements:
 - Transportation analysis
 - Schools, parks, public safety, etc.
- Revise street cross sections and corridor design standards

Fall 2017 – Early 2018

- Refine land uses based on impact analysis
- Finalize land use and transportation recommendations
 - Including VDOT 870
- Conduct public hearings (final action on Plan amendment)

Early 2018 – End of 2018

- Additional Activities:
- Complete urban design guidelines

Road Widening Env. Assess. (VDOT)

BRT Env. Assess. (FCDOT)

Public Outreach

Current Activities



Comprehensive Plan Amendment

- Existing Conditions
- Policy Objectives – BRT and Metrorail
- Land Use Review

Route 1 widening (Route 235 to Napper) 4 lanes to 6 lanes

- Environmental and design work is underway
- \$10M funding approved for this segment (\$1M NVT and \$9M federal RSTP)

BRT system (Huntington to Accotink)

- County is approved to receive \$3.9M in design funding from the state in FY 2016

Public Outreach

- Advisory Group:
 - SFDC and Mount Vernon and Lee community representatives
 - Standing meetings - 4th Monday, each month
- Public Meeting: May 2016
- Website:
<http://www.fairfaxcounty.gov/dpz/embarkrichmondhwy>
- Listserv: <http://www.fairfaxcounty.gov/email/lists/>
- Email: DPZ-RichmondHighway@fairfaxcounty.gov
- Facebook: <https://www.facebook.com/fairfaxlanduse>



QUESTIONS AND ANSWERS

<http://www.fairfaxcounty.gov/dpz/embarkrichmondhwy>

DPZ-RichmondHighway@fairfaxcounty.gov

Meghan Van Dam, FCDPZ

Meghan.vandam@fairfaxcounty.gov

Jennifer Garcia, FCDPZ

Jennifer.Garcia@fairfaxcounty.gov

(703)324-1380



Lorton Police Station

- \$30 million approved in 2015 bond
- 61,000 sq. ft. facility
 - Police
 - Animal Shelter Annex
 - Community Rooms
 - Satellite Office for MV Supervisor
- Evaluating sites in Lorton
- Construction 2018-2020



Penn Daw Mobile Home Sales & IMP Site



Penn Daw Mobile Home Sales & IMP Site

- Proposal to build townhomes
- Comprehensive Plan change Authorized 2015
- Would require floodplain delineation and rezoning application
- Problematic soils on the site

Original Mount Vernon High School Task Force

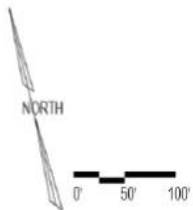
- Islamic Saudi Academy vacates the site October 2016
- Task Force recommends
 - Locating area Non-profits
 - Providing educational and vocational training opportunities
 - Selling a portion of the land for development



North Hill

- Will authorize a Comprehensive Plan Amendment on March 1st
- Community Housing Partners and Pennrose have partnered to provide a mix of affordable, workforce and market rate homes
- 278 multifamily units; 195 townhomes





GARAGE BELOW

RICHMOND HWY (ROUTE #1)

SIDEWALK

MULTI-USE PATH

Multi-Family	1A	1B	2A	2B	3A	3B	TOTAL QTY	
AVERAGE 1-BR (709 nsf, 837 gsf)	20	18	20	4	13	16	91	33%
AVERAGE 2-BR (943 nsf, 963 gsf)	37	18	29	26	18	9	137	49%
AVERAGE 3-BR (1,005 nsf, 1057 gsf)	11	7	6	3	11	12	50	18%
TOTAL	68	43	55	33	42	37	278	

Townhomes

16' WIDE	54
20' WIDE	81
22' WIDE	60
TOTAL	195

COLONNADE

INFORMAL AMPHITHEATRE

BUS STOP

*This site plan is conceptual in nature.
Specific elements, features and configurations are subject to change.*

G = GARAGE ENTRY
P = PEDESTRIAN ENTRY

Site Plan



COMMUNITY HOUSING PARTNERS

PENNROSE

Kings Crossing Development

Architectural sketch showing three building elevations. The leftmost building is a multi-story structure with a central entrance and multiple windows. The middle building is a similar multi-story structure with a central entrance and multiple windows. The rightmost building is a multi-story structure with a central entrance and multiple windows.

NOT TO SCALE
01-08-2016

FAIRVIEW SKETCH ELEVATION

- New mixed use development south of Kings Crossing Walmart
 - 350 dwelling units
- 
- Architectural sketch showing a long building elevation with multiple stories, many windows, and a central entrance. The building has a symmetrical design with a central tower and multiple wings.

NOT TO SCALE
01-08-2016

ROUTE 1 SKETCH ELEVATION

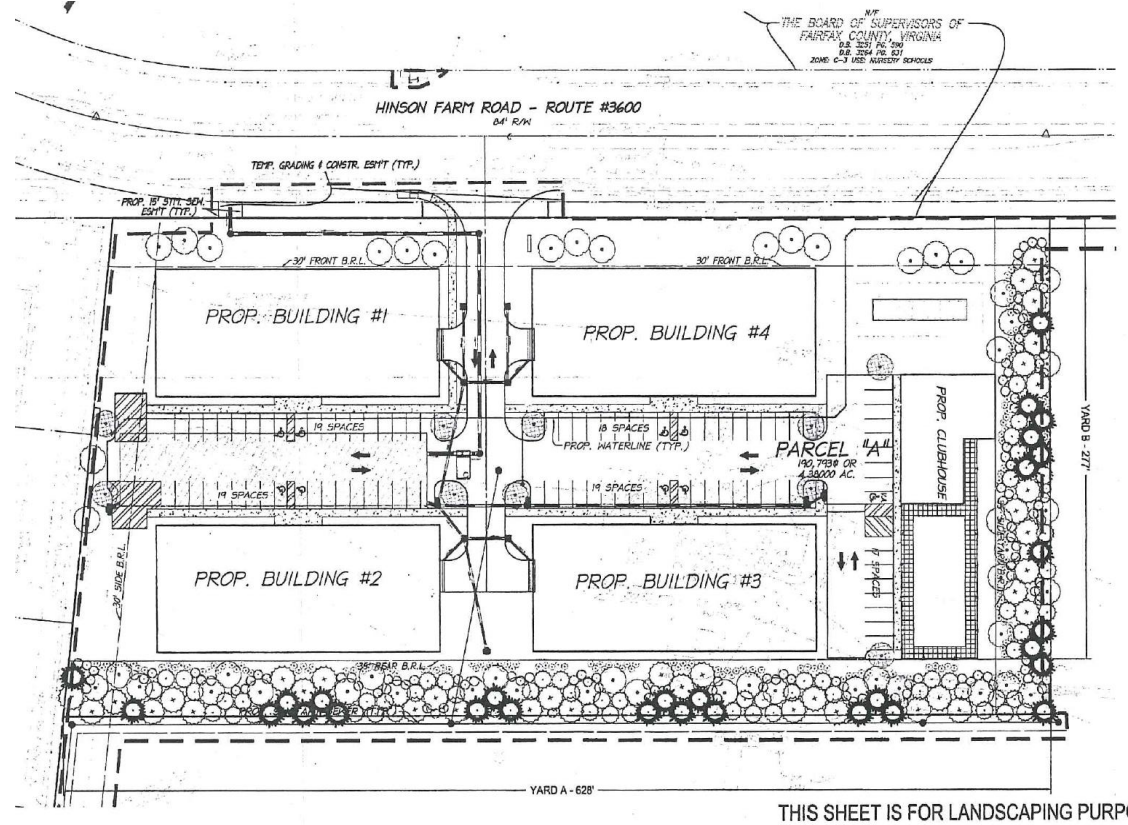
Huntington Crossing

- Rezoning to permit the construction of a 5 story building with 360 dwelling units
- Planning Commission hearing on rezoning scheduled this Fall

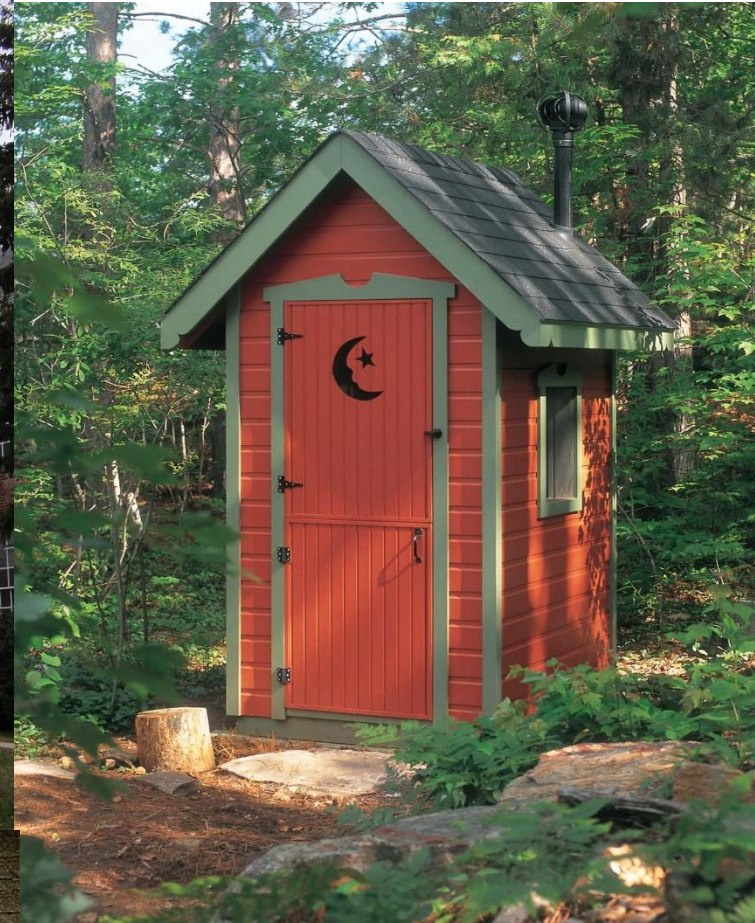


Justice Snowden Farm Development

- Proposal to build 128 independent senior living units
- 4.38 acres of land close to the medical office suites on Hinson Farm
- Requires change in covenants and zoning approval



We Gotta Name Something After Gerry!



Now Let's Hear from You!

